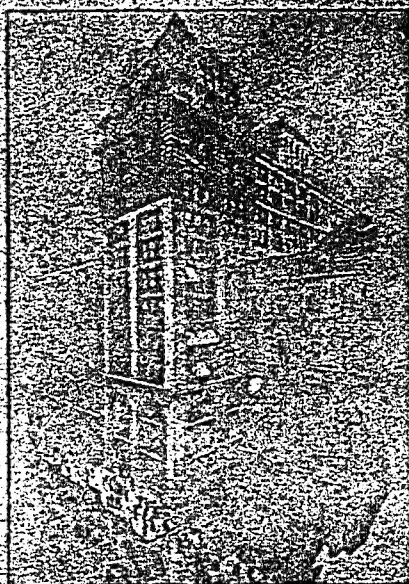


BUY GOOD CANADA LAND

The Story of

Western Canada

The Last West



A. M. C. BUILDING, 153-155 LaSalle St.

**David M. McLean
Land Company, LTD.**

Suite 1225, 1224, 1223

**153-155 LaSalle Street
CHICAGO**

Branches at Winnipeg and Alton, Man.
Moosomin and Wawota, Sask.

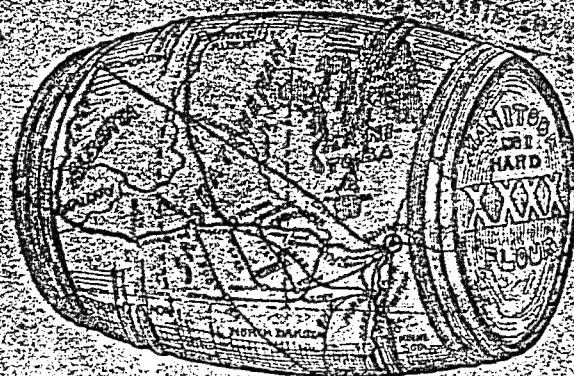
Write us or call on

BUY GOOD CANADA LAND

The Story of

Western Canada

The Last West



The Flour Barrel of the World

**David M. McLean
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Branches at Winnipeg and Alton, Man.
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**One hundred million dollars value of crop in Western
Canada in 1906; how is this for an infant industry**



Compiler's Note

This booklet is intended to give correct general information about Western Canada farming lands. Consequently Manitoba and S. E. Saskatchewan, where the best farming lands are located, will be mentioned particularly.

The information contained herein has been procured by the writer, not so much from reading as from personal experience. I have been intimately acquainted with Canada farming conditions for over 25 years and have driven over thousands of miles of Western Canada lands of every kind and character and at all seasons of the year. I shall try not to over-estimate but to give averages. It does not help you any to tell you that the average wheat production at the Experimental Farm at Brandon is 45 bushels to the acre, because there are no experimental farms for sale, but it does mean something to you when I say that the average wheat yield for Manitoba for 20 years has been 20 bushels and Red River Valley 30 bushels to the acre. You can buy this kind of land.

D. M. McL.

91549

75-76-100443

Office of the

Commissioner of Immigration

Winnipeg, Manitoba, October 21st, 1900

I beg to acknowledge your letter of the 27th inst., with samples of your literature on Western Canada. I think the design of the flour barrel is excellent in every respect, and it has to-day been reproduced on the front page of the Manitoba Free Press. The information you give on the pamphlets in question are not only striking but true, and should be of great benefit to those who desire to get at the facts concerning this country.

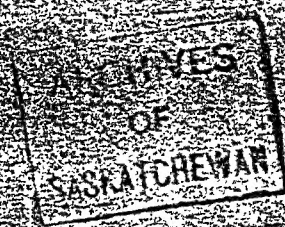
Your obedient servant,

Commissioner

Messrs David M. McLean & Co.

153 La Salle St.

Chicago, Ill.



General Information

Horse Sense

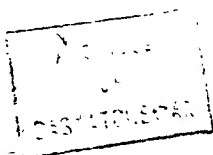
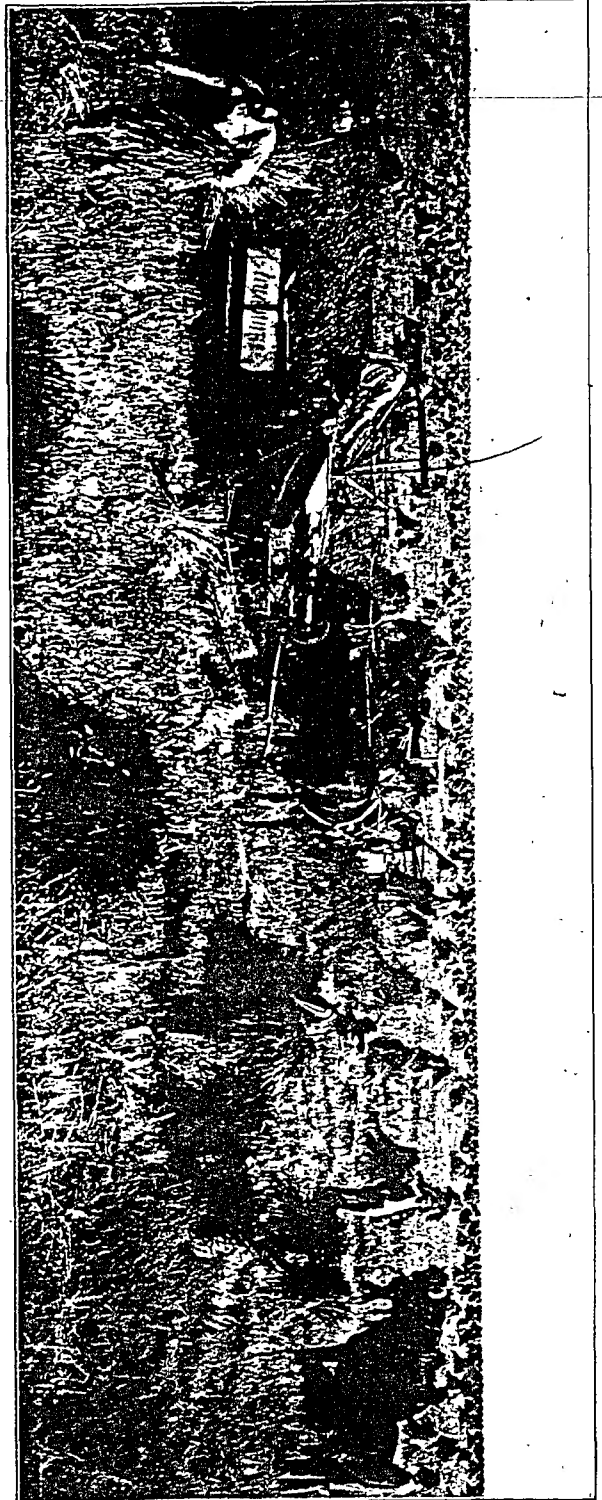
THE State of Illinois contains 56,650 square miles, and within its boundaries you may buy land at \$5 an acre, but within the same boundaries farming lands are selling for over \$200 an acre. The Dominion of Canada comprises 3,456,383 square miles and we may assume that the quality of land varies a great deal.

No greater mistake could be made than to regard the black prairie soils of the west as of uniform value. They vary greatly in quality, and their value for agriculture is affected by differing climatic and market conditions as well as by questions of water, fuel, drainage, etc. These suggestions are elementary and may seem to the prudent unnecessary, but it is surprising to what an extent the best lands of Canada have been neglected in an effort to make farms out of cattle ranges. It is good for the country, of course, to get all districts settled; but wise land buyers will consider conditions which make for the highest permanent values.

Get Acquainted With Your Sister

A sister nation, young and thrifty, has arisen on our northern boundary, and, like a vigorous young giantess, has set about to make a glorious future for herself; developing manufactories, constructing thousands of miles of railway whereby to consolidate her vast empire and make accessible her boundless resources of agricultural lands, timber, etc. Her great agricultural plains, some of which are acknowledged to be the most fertile in the world, are now rapidly being settled by thrifty people, many of whom are good American farmers who are familiar with the story of the great advance in value of our good lands in the famous Mississippi Valley.

TYPICAL RED RIVER VALLEY, MANITOBA, HARVEST FIELD



Provinces WHEN we speak of Western Canada, we mean Manitoba first, Saskatchewan second, Alberta third, British Columbia fourth and the Northwest Territories, which lie to the north of these provinces, fifth. These districts offer inducements to the man who is dissatisfied with his present lot; they offer relief from burdensome taxes, from unproductive farms and excessive rents; they offer him a home where he may live at peace with himself and the world. There is no place on the map where may be found greater opportunities for industrious young men and women.

Extent and Characteristics The distance through Canada from the Atlantic to the Pacific is, roughly, 3000 miles, with WINNIPEG, the great metropolis, situated about midway. In fact, the center of the North American Continent is but a few miles from Winnipeg, Manitoba.

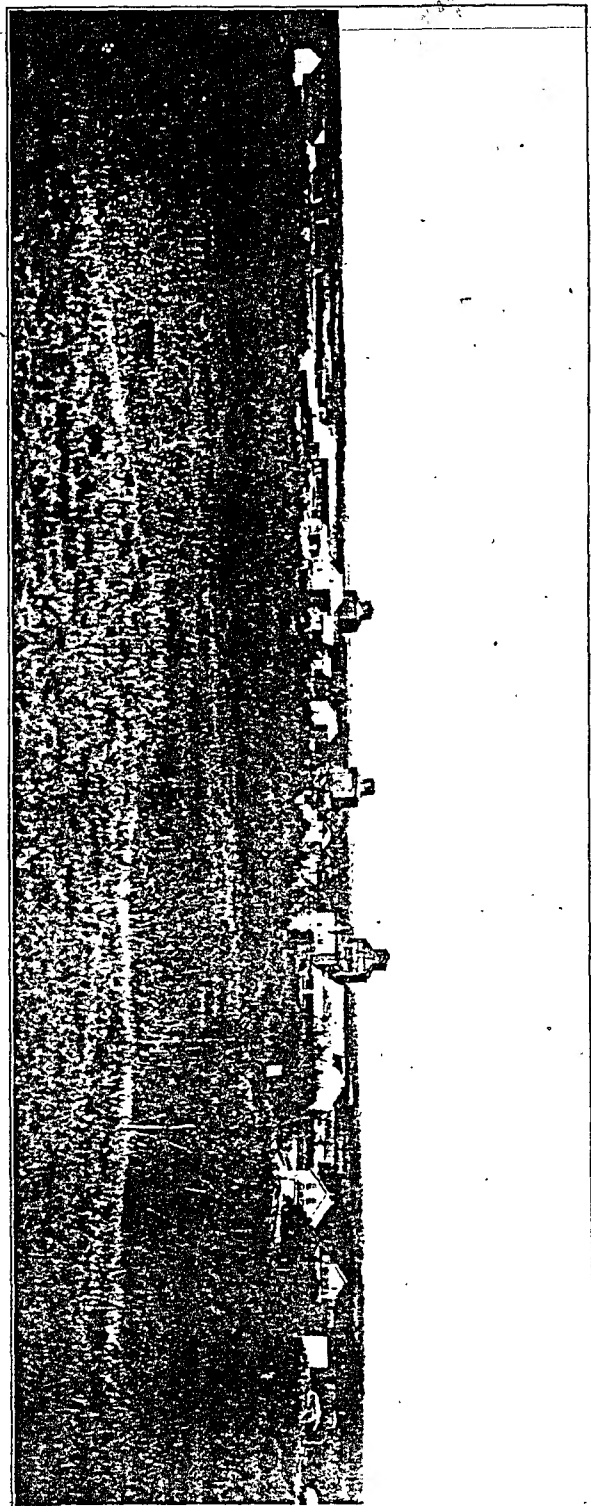
The provinces of Manitoba, Saskatchewan, Alberta, comprise about 575,000 square miles, with a population of 885,000. In addition to this there are the great Northwest Territories with about 1,500,000 square miles, with a population of 180,000.

MANITOBA contains a greater proportion of good farming land and has a better climate for mixed farming and has been farmed successfully longer than any of the other Western provinces, yet not all land in Manitoba is good.

EASTERN SASKATCHEWAN contains some excellent farm land, and is especially adapted for mixed farming, and some parts for cattle raising.

W. SASKATCHEWAN and ALBERTA are the range land country, although some districts have produced excellent crops of oats and other small grains. Wheat has been produced 500 miles north of Edmonton, but there are very few people who believe the climate can be depended on for grain.

McLEAN, SASKATCHEWAN. SEE THE ELEVATORS



Manitoba

—The Garden of Eden

(MANITOU, the Great Spirit; BA, Place of Abode.)

Derivation

THE Indians (real Americans) know this as the Garden of Eden or place of abode of the Great Spirit. It cannot be successfully disputed that this was the Garden of Eden.

The advance in settlement is from east and south to northwest. Less than a quarter of a century ago in many parts of this Province, which is now credited with an annual production of over 70,000,000 bushels of wheat, there might be seen bands of Indians and half breeds in full chase of great herds of buffalo. Today the buffalo is extinct.

General Information and Extent of Population

This Province contains 73,956 square miles, and has about 4,500,000 acres under cultivation and has a population of about half a million people, about one-fourth of whom are from the United States.

You find civilization, law and order in every corner of the Province. Education is rapidly being advanced. Winnipeg has seven colleges and some of the finest schools on the continent. The population is cosmopolitan as well as metropolitan, still there is no country on the map where law and order are better observed. There is a real Sabbath day, a day of rest in Manitoba. There are more churches and schools in proportion to population than in any other part of America.

In addition to the large area of the best farming lands, Manitoba has a larger proportion of water surface than any of the other Provinces.

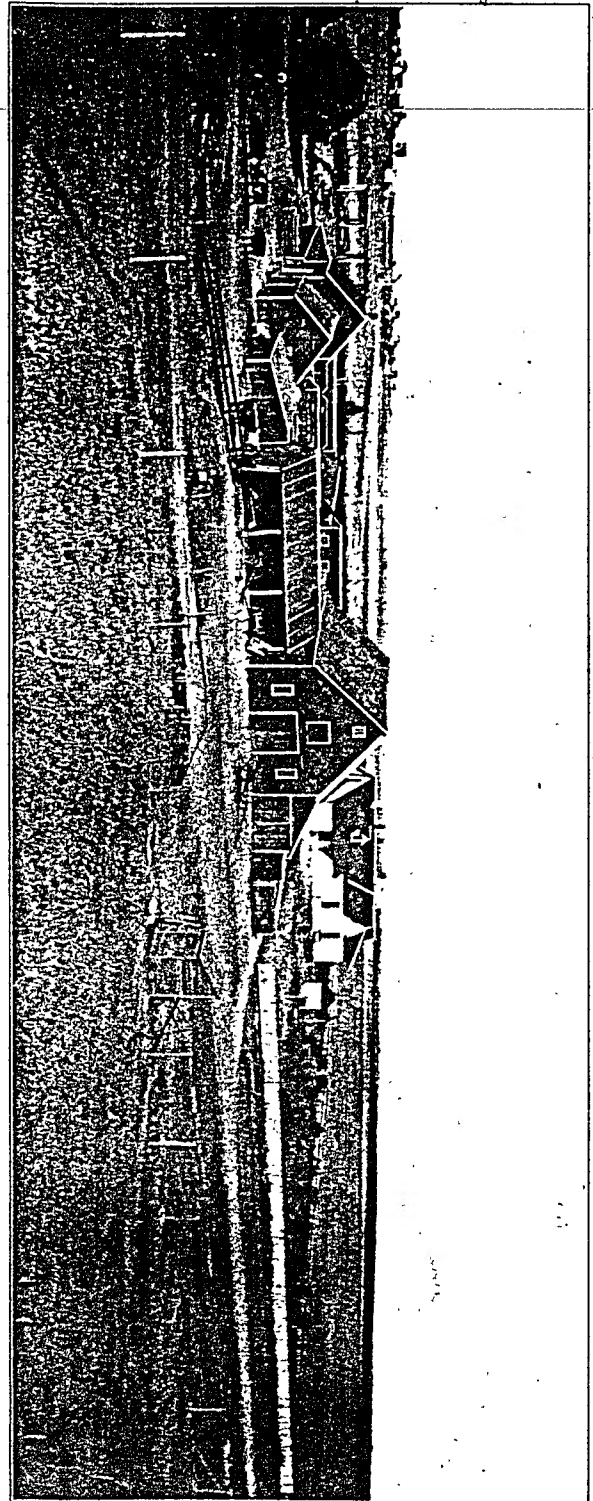
Lakes

Lakes Winnipeg, Manitoba and Winnipegosis are known for the excellent quality of their fish, and the land bordering on these lakes is a paradise for the sportsman, where he can get plenty of wild geese, duck, moose, elk, antelope, etc., etc. The largest white fish packing house in America is located on Lake Manitoba and is supposed to belong to the American fish trust.

Settlers

Most of the people who have gone to Canada are neither rich nor poor. They belong to the middle class, "the sauce of the apple pie." The farmer who continues his farming operations from four to ten years is in circumstances which many settlers in older countries are unable to reach after a lifetime of toil. The laborer is only waiting for an opportunity to get a farm of his own and become as independent as his employer. With a farm free from debt; good buildings; his fields of ripening grain ready for harvest; herds of cattle and flocks of sheep in his pastures; with dairy and poultry supplying the household with necessities; schools for the children in the immediate neighborhood; churches close by, and such other advantages as he desires within easy reach, what more is required for a happy existence!

A PROSPEROUS FARMER IN THE FAMOUS RED RIVER VALLEY OF MANITOBA



Climate WE do not apologize for Manitoba climate. We boast of it, and we speak from experience, having lived there many years, summer and winter. It is not a country of deep snows—trains are rarely blocked and seldom delayed by winter storms. Blizzards and cyclones are unknown. The mean temperature is 32.7; in January 5.2 and in July 66.1.

**Healthy
for Man
and Beast**

MANITOBA has seasons which make men—strong, healthy men. There are no epidemics of man or beast. There is no hog cholera, no chinch bug; fruits and cereals are entirely free from insects. The summer days are long, clear, warm and delightful. The nights are cool, giving excellent opportunity for sleep and rest. The fall is generally dry during the months of September and October, the season for harvesting and threshing. About the end of October showers are prevalent, dampening the soil and making it easy to plow. Winter usually sets in with frost about the middle of November. Snow comes between the first of December and the first of January. January and February are the cold months. About the middle of March spring appears. Seeding is begun about the first of April.

Seasons

The Manitoba winters are cold, clear and bracing; with light snow and scarcely any wind. The hot sun of March seems to lick up the snow, leaving the ground in excellent condition for seeding. The rains come heaviest in June and July, which are the growing months. Where can you find a better climate?

Soil The soil in Manitoba varies from the deep, argillaceous loam of the Red River Valley to the light, sandy soil of certain other parts of the Province.

There are many farms in the Red River Valley which have produced crops for thirty years, and the quality of the soil is better than when first broken up.

Fuel Wood is commonly used by farmers as fuel, although many use coal. There are vast forests of fire-wood east, north, and in the mountain districts northwest of Winnipeg. Coal is plentiful; but because of the newness of the country, the development has been limited. It is, however, increasing each year. The Souris coal fields are now being properly worked by an American coal company.

Water Water is secured almost anywhere by sinking wells of moderate depth. Some of the creeks and rivers are well stocked with fish.

MANITOBA is settled principally by native Canadians of Scotch, Irish and English descent and by Americans from nearly every state in the Union. and all make good, law-abiding citizens; and a more hopeful class of people does not exist. They have all the advantages of the rural districts of the United States with the added one of decreased expense.

The People

The Canadian Pacific, being the first in the field, has extended its lines to nearly all productive agricultural districts.

Railroads

The Canadian Northern during the last five years has extended its lines at a wonderful rate until now it has, in the Province of Manitoba alone, over 1,000 miles of railroad in operation.

The Grand Trunk Pacific, the new trans-continental line, enters Winnipeg from the east and extends west to Portage La Prairie in a direct line, and from there through the fertile farming districts of North Cyprus, Elton and Hamiota, and enters the Province of Saskatchewan in the famous wheat growing districts of Qu'Appelle and Cut Arm River valleys.

The Great Northern railroad, of which James J. Hill, one of the greatest railroad builders in the world, is president, is rapidly extending its lines through this Province. Here is what he said, in part, at a banquet given in his honor at Winnipeg:

"The mere fact that these great railroad systems are spending millions in extending their lines and branches in this province, should satisfy the most critical of the productiveness of the soil"

**J. J. Hill's
Views**

"There is one place we can not get away from and do not want to get away from, and could not if we would, and that is Winnipeg. Every railway from the East to the West has to pass through this gate. If we did not, the road would not serve the country, and if it did not serve the country it would not serve itself, and would not be a good investment."

"That business will increase. I know whereof I speak. If the population of the United States increases in the next six or eight years as it has for the last five, that country will have to change from an exporter of wheat to an importer. Then, instead of having to send your grain to Europe you will have a market at your door, and the people north of the Ohio River and east of the Rockies have more money to buy good food than any other 60,000,000 people in the world.

"We hope to be able to enjoy the prosperity that has come to you. If the people along the line of railways, people out in the country served by a railway, are not prosperous, depend upon it the road will be poor.



A TYPICAL MANITOBA FARM

How Good; Not How Cheap

Our
Red River
Valley
Lands

OUR Manitoba lands are located in the famous Red River Valley, our office being located at Morris, Manitoba, which is about the center of the famous hard wheat belt. In this territory is raised the famous "No. 1 Hard Wheat" the standard of the world. Thirty to fifty bushels to the acre is not uncommon. A crop failure is practically unknown.

Location

After extensive search, inquiry and experience we have decided that the famous Red River Valley of Manitoba is the best land in Canada, all things considered. The location could not be better (from 20 to 40 miles south of Winnipeg) between the Morris and Red Rivers where the drainage is good.

Railroads

We have at present the Canadian Pacific, Canadian Northern, Great Northern and Northern Pacific railroads, and most of our land is from one to two miles and none more than three miles from one or more railroads.

Soil

The soil is black, argillaceous loam from two to five feet deep on a clay sub-soil. This soil has been pronounced by scientists to be richer than the soil of the Valley of the Nile in Egypt. The Red River Valley has never suffered from drouth; the rainfall is always sufficient and comes at the proper time.

Fuel

Wood is plentiful and can be bought in town or obtained from the Government Timber Reserve east of the Red River, by getting a permit for the season's wood, which costs twenty-five cents.

Coal

Both soft and hard coal can be bought at Morris and Winnipeg, or from the mines in the western part of the province.

Neighbors

The settlers are principally American and native

Canadians of Scotch, English and Irish descent, with some Germans, Swedes, Norwegians and French.

You will find in the Red River Valley of Manitoba as finely improved farms as you will in the best part of the Mississippi Valley. Settlers who came here 20 to 30 years ago have become rich and retired. You can drive from 10 to 20 miles without getting out of a wheat field. One of the greatest sights in America is to be seen by driving through this famous valley just before the wheat ripens. It has the appearance of a waving sea, and you rejoice when you think of the golden dollars to be reaped at harvest time.

Improved
Farms

Wheat
Fields

The average wheat yield in the Red River Valley for 20 years has been nearly 30 bushels to the acre, while that of the entire Province is about 20 bushels.

We believe the Red River Valley will have the highest priced land in Canada before many years, when people begin to appreciate the soil and location.



SOME SAMPLES OF MANITOBA FRUIT

Freight Rates The freight rate is about seven cents a bushel to tide water, while from Edmonton, Alberta, it is about sixteen cents a bushel. This difference of nine cents a bushel means over two dollars an acre every year. This is a very material advantage which but a few seem to appreciate, as yet.

Crops Wheat is the principal product, but oats, barley, flax, speltz and other small grains are grown with equal profit, as well as timothy, clover, and all grasses, potatoes, and root crops. Fruits, such as apples, black and red raspberries, black and red currants, gooseberries, strawberries, plums, etc., etc., grow and ripen to perfection. Corn has been successfully brought to maturity, but we do not claim this to be a corn country. Many farmers sow from five to ten acres and cut it green for ensilage for feeding in the winter and spring.

Wheat Wheat is sown from the first of April until fifteenth of May. Cutting begins about the tenth of August. Threshing from shock as soon as cutting is done. Many prosperous farmers do not thresh until it freezes up, spending the beautiful fall in plowing for next year's crop.

	SPRING WHEAT		
	Acreage	Yield	Average
1902.....	2,039,940	53,077,267	26.0
1903.....	2,442,873	40,116,878	16.42
1904.....	2,412,235	39,162,458	16.52
1905.....	2,613,488	55,761,410	21.07
1906.....	3,141,537	58,689,203	19.0

Price Comparison

CITY	June 20 1906	Aug. 11 1906	Dec. 26 1906	Jan. 4 1907
Minneapolis.....	83½	71½	79½	77½
Chicago.....	83½	72½	77½	75½
Duluth.....	85½	72½	79½	77½
Kansas City.....	76½	65½	71½	70
New York.....	90½	79½	83½	81½
St. Louis.....	80½	68½	76½	74½
Fort William (Canada)	84½	72	76½	75½

Oats After the wheat is seeded the farmer next sows his oats, usually before the fifteenth of May, but always before the first of June.

	OATS		
	Acreage 1,155,961	Yield	Average
1902.....	725,060	34,478,160	47.6
1903.....	855,431	33,035,774	38.62
1904.....	943,374	36,289,279	38.80
1905.....	1,031,239	45,484,025	42.06
1906.....	1,155,961	46,238,410	40.0

Barley Barley is sown from the fifteenth of April until the twentieth of June. On account of the many hours of sunshine during the beautiful summer days in Manitoba, barley is much whiter than elsewhere, consequently it is eagerly sought by malsters who pay from twenty-five to thirty cents a bushel more than for ordinary barley.

	BARLEY		
	Acreage	Yield	Average
1902.....	329,790	11,848,422	35.9
1903.....	326,537	8,707,252	26.68
1904.....	381,004	11,177,870	30.54
1905.....	432,298	14,064,025	31.02
1906.....	474,242	74,227,260	30.0

Flax Flax is usually sown on new breaking between the tenth of May and the fifteenth of June, after the ground is properly prepared, and yields as high as twenty bushels to the acre, although the average is less, owing to the fact that much of it is not put in right.

Potatoes The Red River Valley is known for the fine quality and large quantity of potatoes raised. Many farmers get from four to five hundred bushels to the acre and find ready sale at the proper season at fifty cents a bushel. During the fall potatoes are much cheaper. Potatoes are planted from the first to the fifteenth of May.

Peas Peas are sown before the fifteenth of May and always yield well. They are used largely for mixing with oats and barley and being ground into feed for hogs and cattle. This makes the best of pork and beef.

Timothy Timothy grows very luxuriantly in the Red River Valley and yields about two tons to the acre.



RED RIVER VALLEY WHEAT FIELD

Clover Clover is successfully grown in the Red River Valley.

On account of the large amount of good wild prairie hay to be had as yet, the amount of timothy and clover grown is limited.

Stock The Red River Valley is considered a district for mixed farming, most farmers keeping cows, sheep, hogs, chickens, geese, turkeys, ducks, etc.

Prices On account of our large holdings in the famous Red River Valley, our prices are very reasonable and terms easy. We are in on the ground floor and can save you one or two profits on good land.

Virgin prairie convenient to town, school, church and other conveniences in a settled district where you can cultivate 160 acres in every quarter section, sells at from \$20.00 an acre up.

Improved land sells from \$25.00 an acre up, according to the improvements and location.

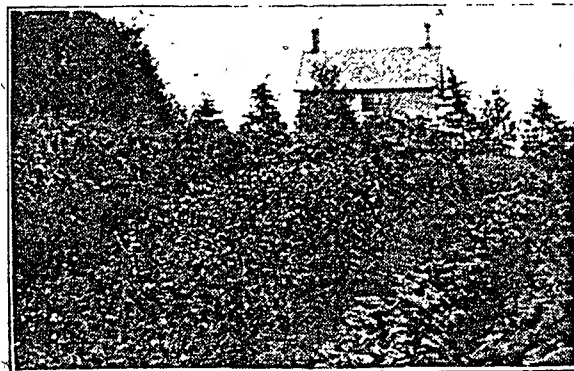
Terms Our terms are cash, or one-third cash, balance one, two, and three years, six per cent. interest. Special terms may be arranged on application.

One of our Farms Three hundred and twenty acres, located half mile from town, school, elevator, etc., etc. Two hundred and eighty-five acres fall plowed, ready for crop; forty acres timothy; good water; soil black argillaceous loam from two to five feet deep on a clay sub soil, good farm house, good barn, stable for sixteen horses, five thousand bushel granary, hog pen, chicken house, two thousand shade and ornamental trees around the buildings; the garden has black and red raspberries black and red currants, strawberries, apples, etc., etc. There is a good ice house, windmill for grinding feed in the barn. Located one and one-half miles from the famous Red River. Can you beat it?

Renting We have a number of farms for rent with from fifty to four hundred acres under cultivation, and if you do not want to buy, we can rent you a place.



EIGHT YEARS AGO THIS SETTLER LIVED IN A HUT WHICH COST \$150.00. THIS IS HIS HOME TODAY

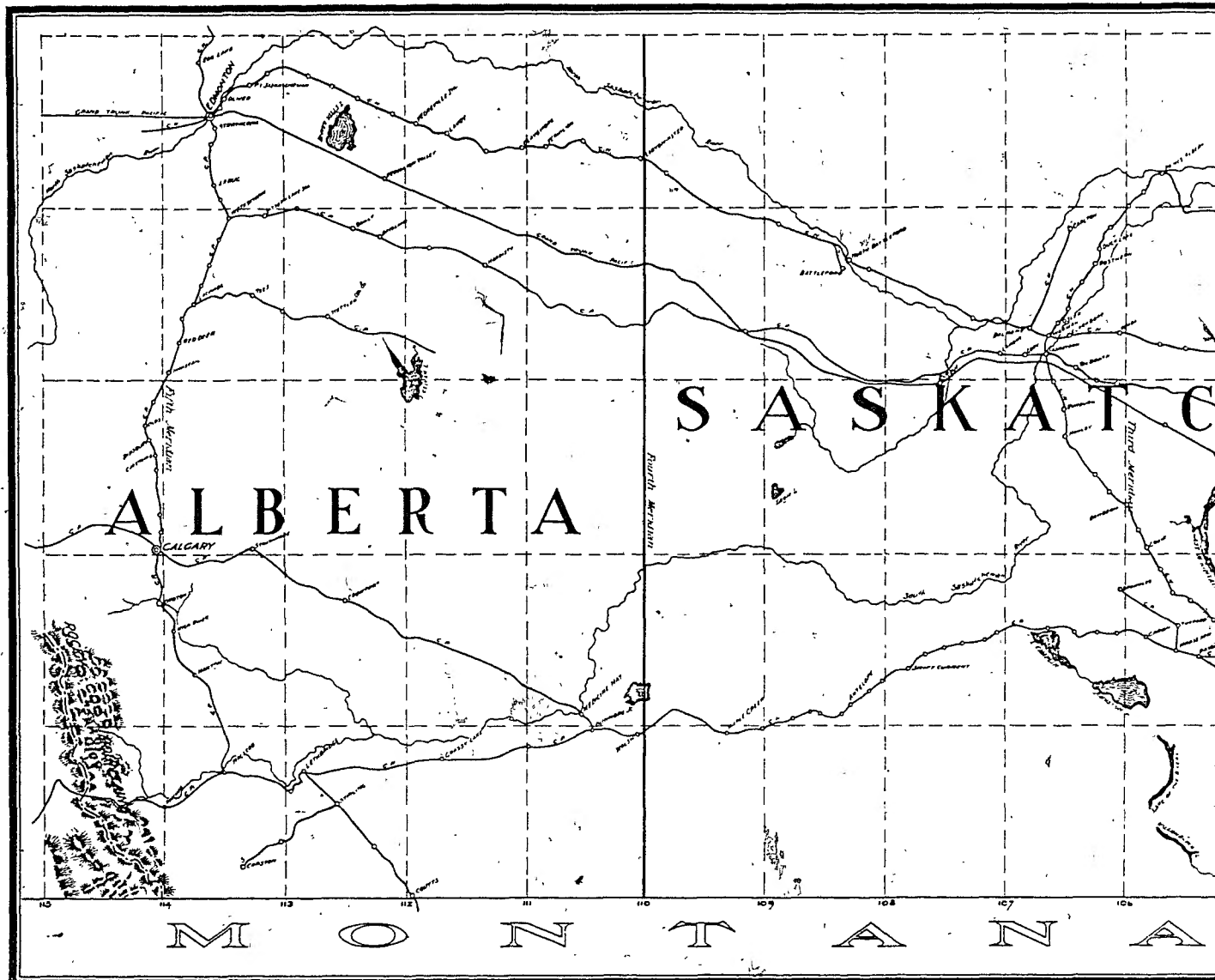


A GARDEN IN THE RED RIVER VALLEY



NATIVE GRASS WHERE THE CATTLE FATTEN

Map Showing the Prairie Provinces of Canada Towns, Rivers



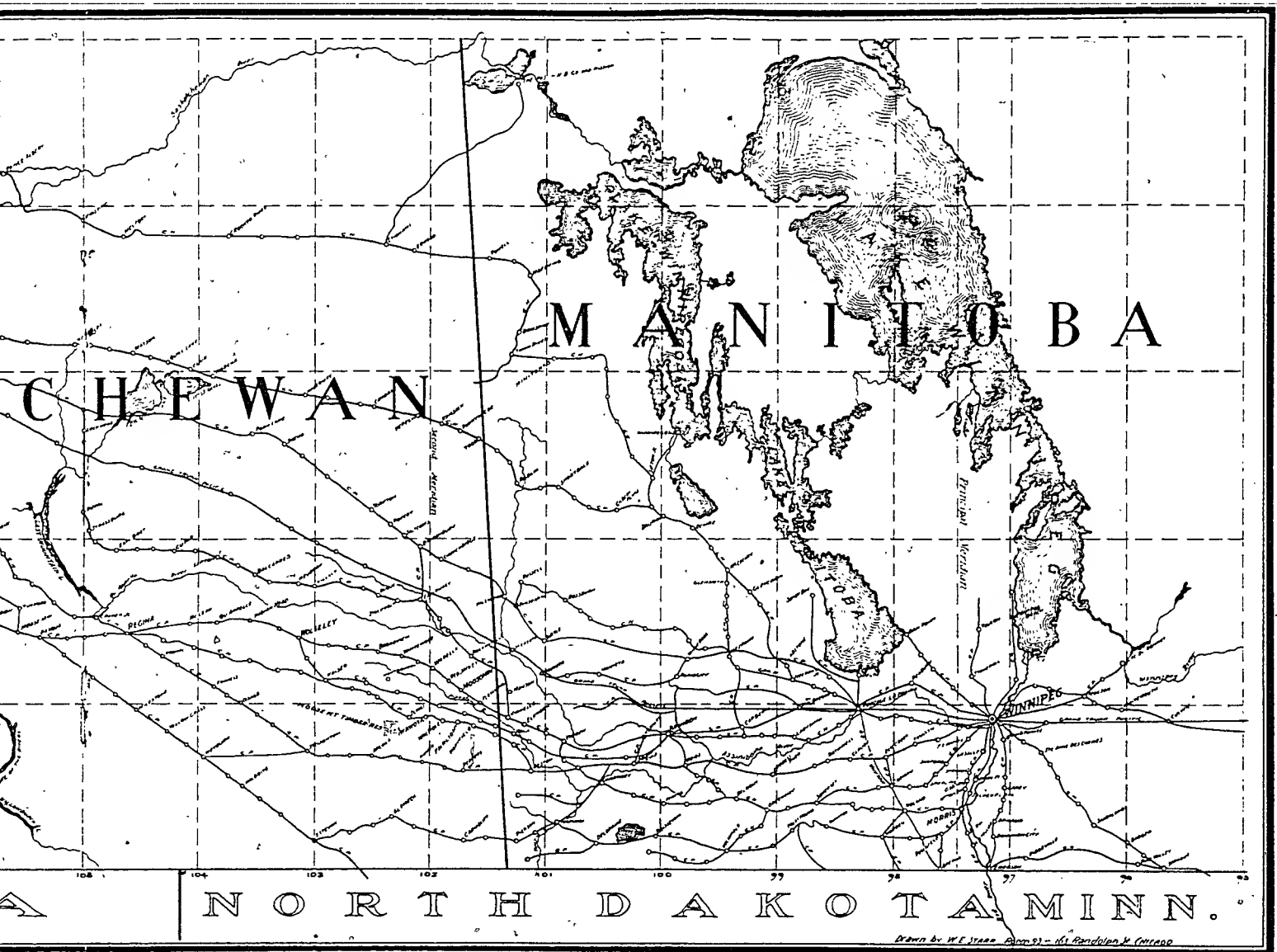
Notice the network of railroads in Southern Manitoba and Southeastern Saskatchewan. These lines cross the continent through all kinds of country.

DAVID M. McLEAN LAND COMPANY

Dealers in Choice Manitoba and Saskatchewan Land

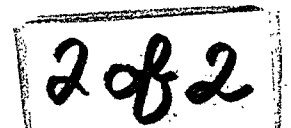
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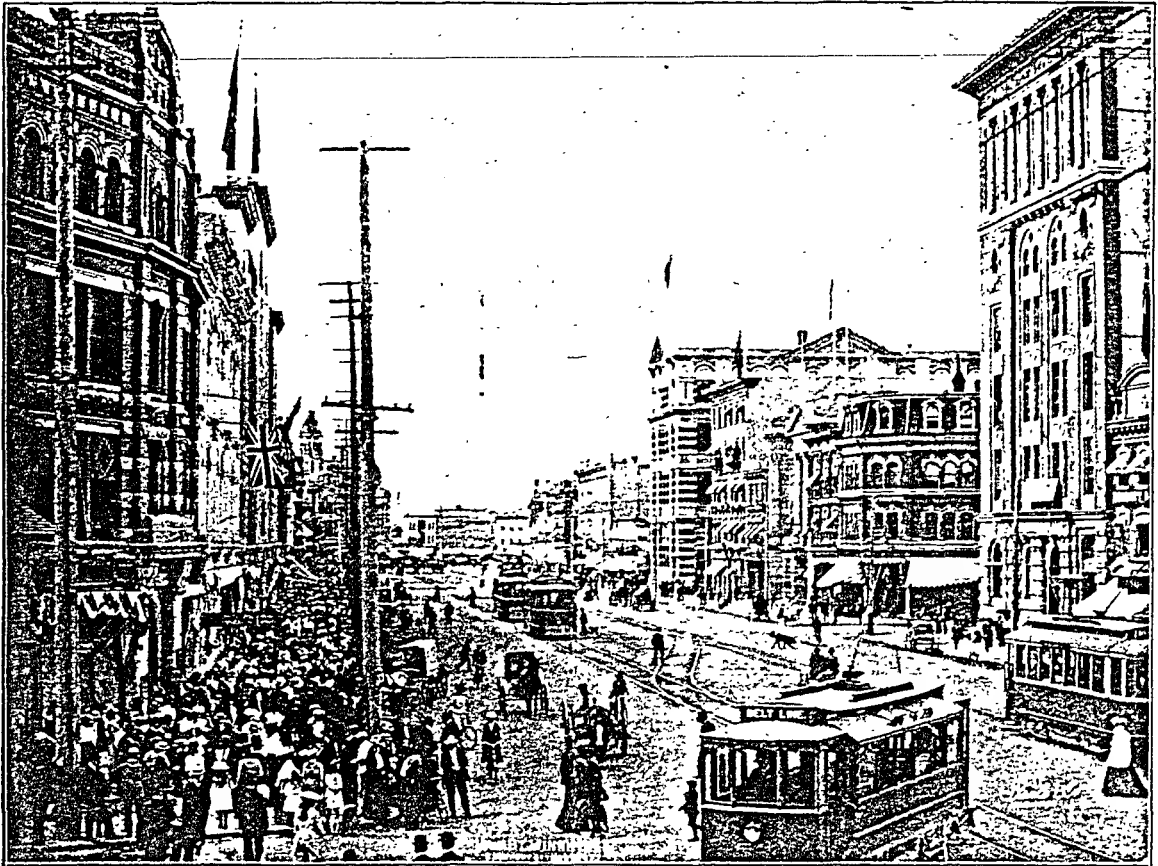
Canada, with Railways, Meridians, and Principal Rivers and Lakes



Saskatchewan. This is proof positive of the superior character of these districts. Trunk country, but feeders are built only where there is business.

ANY, Ltd., 153-155 La Salle Street, CHICAGO
a and Saskatchewan Lands Exclusively





MAIN STREET OF WINNIPEG

Winnipeg

THE hub, the geographical center of the North American Continent. It must move with the load.

WINNIPEG is the most talked of, most energetic and up-to-date city in America. It is the seat of government of Manitoba, and located at the junction of the famous Red and Assiniboine Rivers. It is the commercial center of Western Canada and has a population of 136,000. It has all the modern conveniences of a great city; fine parks and boulevards; beautiful scenery, substantial asphalt streets, miles of electric street railway, excellent substantial residences, stores, bank buildings and warehouses. WINNIPEG has more banks in proportion to its population than any other city in America. The reason: They grow money on the famous wheat fields. It has more church

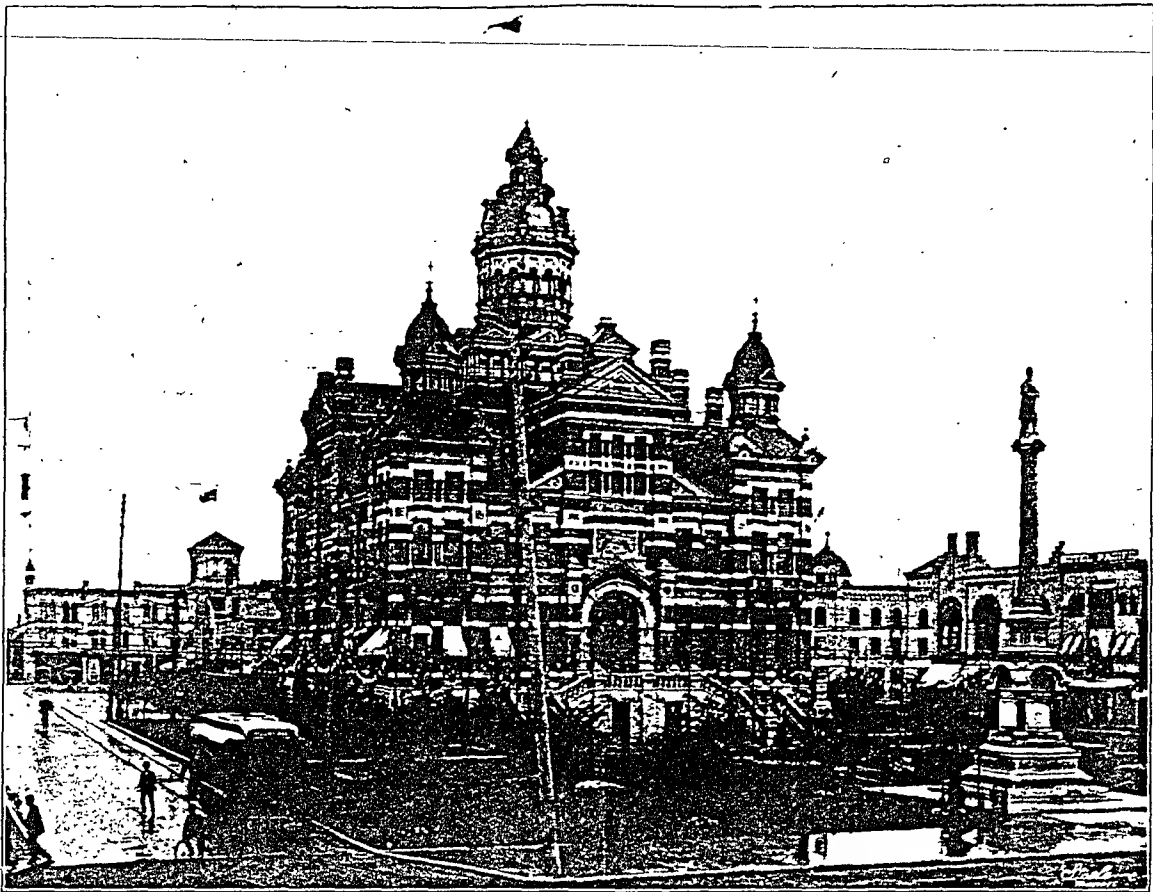
Population

Banks

going people than any other city in America in proportion to its population. The stranger soon notices that the first day of the week is a day of rest, business being suspended. It is destined to be the greatest railroad center of Canada, and now has the largest railroad yard in the world owned by one railroad company. Manufacturing is being rapidly extended, electric power being furnished from Lac Du Bonnet and the Winnipeg River. Winnipeg has several colleges, including a great AGRICULTURAL COLLEGE, which is at present making wonderful strides educating young and old that they may cultivate the great grain fields as they should be cultivated. Winnipeg is the Chicago of Western Canada.

Electric Power

Colleges



CITY HALL, WINNIPEG

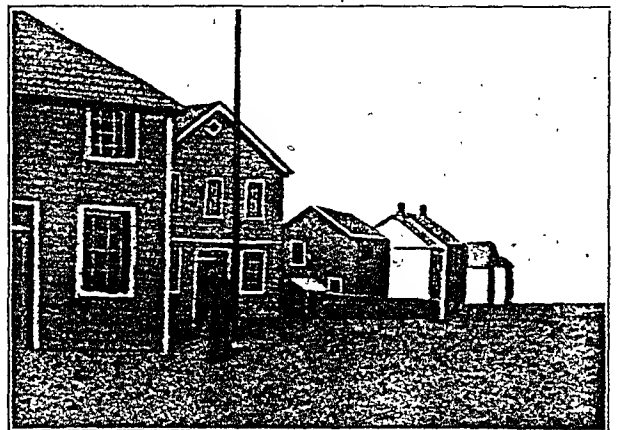
WINNIPEG is the natural center of a vast new empire containing over 300,000,000 acres of rich soil capable of producing the bread of the whole continent of America.

It is the same to the thousands of square miles of valuable timber lands and hundreds of thousands of acres of coal, iron and other mineral beds as yet undeveloped.

It is the same to the thousands of miles of railway which spread out over the great Northwest and are opening up a great new empire.

It is one of the largest export wheat markets in the world and has no competitor within 500 miles.

It is a city which has passed its pioneer troubles and probation, and is only entering upon its period of greatness. In 1906 its building operations cost over \$12,000,000.



CORNER MAIN AND PORTAGE AVENUES, WINNIPEG, 1869



THRESHING SCENE IN S. E. SASKATCHEWAN, NEAR WAWOTA

Southeastern Saskatchewan

SOME people like level prairie and rich, heavy soil; others prefer rolling prairie and more friable soil. We try to please all.

S. E. Saskatchewan for a distance of about one hundred miles west of the eastern boundary, is practically a continuation to the westward of the grain growing areas of Manitoba.

millers pay from ten to twenty-five cents a bushel more than for soft wheat. This climatic condition also destroys the insect foes and prevents rust.

These conditions are especially favorable to settlers who are interested in mixed farming, and as the district is well watered with rivers and lakes, most of the farmers have from five to one hundred head of cattle besides their grain crops.

The southeastern part of the district has been settled for some time, mostly by Canadians, Americans, Germans, some Swedes and Norwegians.

The Golden Plains district, which is located in south-east Saskatchewan, south of Moosomin at Wawota, and adjoins the boundary line of Manitoba, until recently had no railroads. Now the Canadian Pacific, (Reston-Wolsely line) and the Canadian Northern, (Brandon-Regina line) are completed across this district. Besides these, the Great Northern and the Grand Trunk Pacific have lines laid out and expect to begin building this year. Many settlers have been located in this district from twenty to thirty years and are now well off.

The district is one of the best located in western Canada and is just east of the famous Moose Mountain Timber Reserve. The reservation is about 20 by 40 miles and contains ample wood for fuel. There are many lakes and streams, among which may be mentioned Clear Water Lake, which is well known for miles around on account of the quality and quantity of its fish. In

Climate The climate is similar to that of Manitoba with possibly a little more wind, for the farther west you go the more windy it is.

General Information This district will one day be one of the greatest wheat producing sections of Canada, for the following reasons: First, the soil is black, friable loam from eight to twenty inches on a clay sub-soil. The general character of the surface is rolling prairie, free from scrub of any kind. Second, the rain-fall, which is heaviest in June and July, is sufficient for the production of all crops. Third, railroad lines are being rapidly extended—three are now in course of construction through this district, the Canadian Pacific, the Canadian Northern, the Grand Trunk Pacific. Fourth, in most parts of the district fuel is plentiful; the mining of coal is being rapidly developed and the price is going down. Fifth, excellent water can be obtained by digging from ten to twenty feet. This is one of the strong points of this district. Sixth, the long days and dry air which produce the bountiful crops of flinty No. 1 Hard Fyfe wheat, for which the

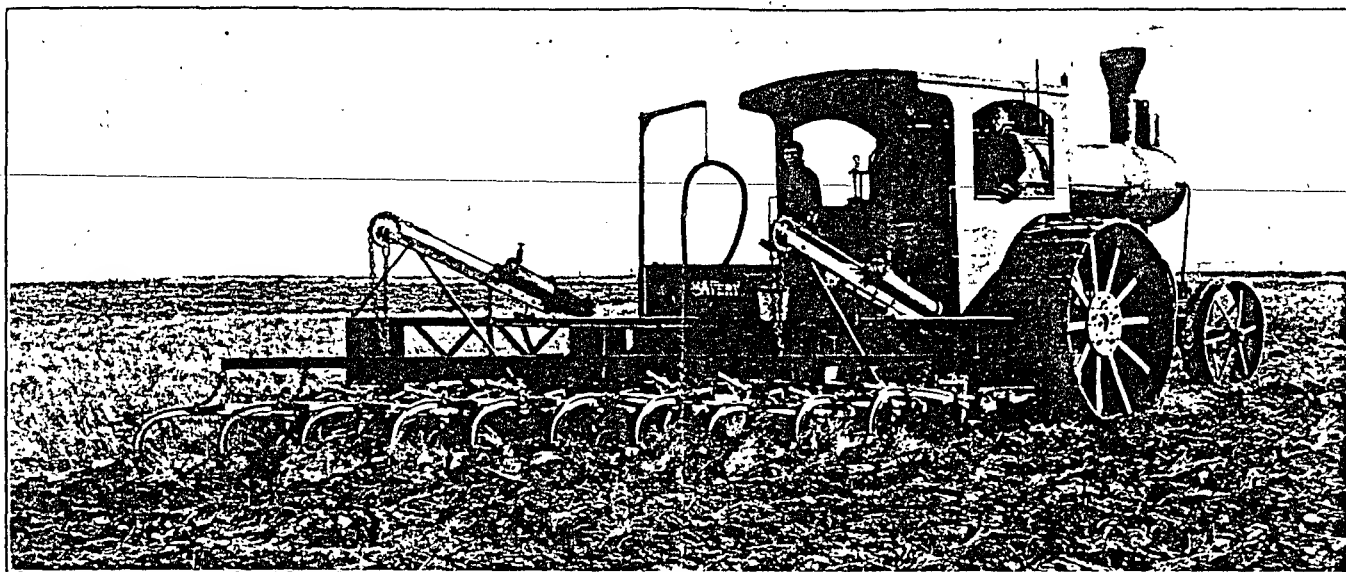
Stock

Settlers

Our Golden Plains Lands

Railroads

Timber Reserve



PLOWING IN THE FAMOUS RED RIVER VALLEY, MANITOBA

these mountains the farmers spend many happy hours in recreation. The sportsman can enjoy fishing and hunting prairie chicken, wild duck, geese, coyote, antelope, etc.

Soil The soil in this district, according to the government reports, is from eight to twenty inches black, friable loam resting on a clay sub-soil. Surface is gently rolling prairie, no scrub. This district is noted for the number of first prizes the farmers get for the different grains and cattle at the Provincial exhibitions.

Rainfall The rainfall is sufficient and comes at the proper time. Floods and drouths are unknown in this district.

Markets There are six elevators at Moosomin with a capacity of 225,000 bushels. There is one elevator at Wawota of 40,000 bushel capacity, one at Fairlight of 40,000 bushels; and many other elevators are contracted for and will be built this season.

Water One of the principal points in selecting land is to be sure you get good water. Excellent water can be procured here by digging from ten to twenty-five feet.

Drainage The drainage is perfect, as the little Pipestone Creek passes through the district. It has a high, smooth bank and is fed by springs. There is a constant flow of pure water.

Fuel As the Moose Mountain Timber Reserve lies directly west of us, the farmers have sufficient good wood. It is only necessary to get a permit from the Government, which costs twenty-five cents, and entitles the settler to a season's wood, which is usually taken out in the winter time when there is very little other work. Besides this, the celebrated Souris coal fields lie about

thirty miles to the south and are now being developed by an American coal company, so those who wish coal can buy it near home and cheaply.

The district is largely settled by Americans from **Neighbors** Illinois, Indiana, Iowa, Minnesota and Wisconsin.

Nearly one hundred carloads of settlers' effects came into this district this year, and they are fortunate; as good land in western Canada is getting scarce and prices are advancing. Every year, every month, the valuation increases; so if you delay it will be to your loss. **Immigration**

Prices of our lands vary from \$15.00 to \$20.00 an acre, according to the location, etc. There is no land offered for sale in western Canada at a less price that will produce the same amount of income. We have farmers who last year took as high as \$21.00 an acre off the land, and very seldom a farmer takes off less than \$15.00; so you see one crop, or, at the most, two, should pay for the land entirely. **Prices**

Terms of sale, cash or one-third cash; balance, one, two and three annual payments, six per cent interest. **Terms**

The Government of the Dominion of Canada having adopted the Torrens system of title, buyers take no risk in securing a clear deed to the land registered in their favor, as the title is guaranteed by the Government and nothing can be claimed against the land after transfer. There is no other system of land titles in the world so safe as that in western Canada. All claims, if any, against the land are registered, and will appear in the deed, otherwise the title is clear. **Land Titles**

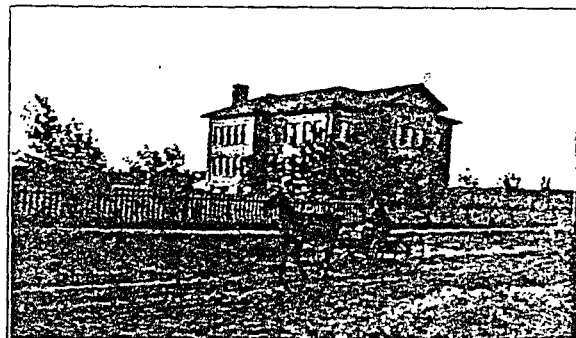
THESE tables give some interesting crop reports of Southeastern Saskatchewan and will prove valuable for reference.

	SPRING WHEAT		
	Acreage	Yield	Average
1901.....	469,953	11,956,069	25.41
1902.....	580,860	13,110,330	22.57
1903.....	777,822	15,121,015	19.44
1904.....	910,359	15,944,730	17.51
1905.....	1,130,084	26,107,286	23.09
1906.....	1,331,869	29,629,500	22.2



AFTER EIGHT YEARS LABOR

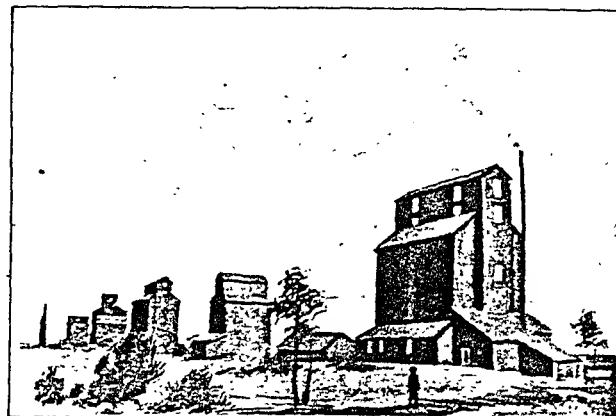
	OATS		
	Acreage	Yield	Average
1901.....	123,251	5,517,866	44.76
1902.....	193,200	6,975,796	30.93
1903.....	280,096	9,164,007	32.71
1904.....	346,530	10,755,350	31.04
1905.....	449,936	19,213,055	42.70
1906.....	545,243	20,331,500	40.9



HIGH SCHOOL AT MOOSOMIN

	BARLEY		
	Acreage	Yield	Average
1901.....	11,267	354,703	31.48
1902.....	14,275	298,632	20.91
1903.....	27,679	665,593	24.94
1904.....	24,650	598,336	24.27
1905.....	32,946	893,396	27.11
1906.....	41,473	1,046,000	25.2

	FLAX		
	Acreage	Yield	Average
1901.....
1902.....	16,694	153,709	9.80
1903.....	31,644	285,697	9.02
1904.....	15,917	166,434	10.45
1905.....	25,315	398,399	15.73
1906.....	30,582	420,850	13.70



ELEVATORS AT MOOSOMIN



A CORNER IN OUR WORKSHOP

What
Some of
Our
Settlers
Say

S. W. Lauck, of Wawota, who settled on a half section a year ago, writes in part as follows:

"Our first year's experience here has been a pleasant one. Our crops have been good, climate has been delightful, and we never felt more happy and hopeful."

J. W. Metz, of Wawota, writes in part:

"I broke 130 acres of my 480 last year and I am very well satisfied. The soil is excellent and the market is convenient; water can not be beat; fuel is convenient and the neighbors are congenial. What more can we ask?"

John F. Price, of Lafayette, Ind., a successful farmer of forty years' experience, writes in part:

"I have farmed and bought and sold farms for forty years, and believe the section I recently bought from you near Wawota is the best investment, all things considered, I have ever made."

W. J. Pech, of Macomb, Ill., writes in part:

"I have been dealing in farm lands and farming most of my life, and all things considered, believe the section I bought from you is my best investment. I would not sell it to you today (two years after buying it) for double what I paid for it."

Ray Pinkerton, of Viola, Ill., writes in part:

"The reason I am moving on the half section I bought from you near Wawota is that I believe it is the best piece of land I saw in Canada. I am tired paying rent here, and hope that inside of five years I shall have my 320 fully paid for and be independent of any person."

What
Some of
Our
Settlers
Say

Peter Stewart, of Wawota, writes in part:

"It is many a day since I felt what real freedom is. After spending many of my best days on the street car system of Chicago making a mere living, I was induced to come here. Now I am settled on 160 acres which I have bought here. The soil is good, water is good, neighbors are good, and my own and my family's health never were so good. In a few years I shall be independent. I feel now as if life were worth living."

A. F. Brown, of Chicago, says:

"After extensive traveling and examining the land of different localities, I am well satisfied with the section which my brother and I bought of you. The mere fact of our buying is sufficient to show our opinion. We are starting for the Canadian Northwest with a full equipment of horses and tools and believe within three years that section of land will not owe us a penny. It will pay for itself."

Extracts from a letter received from an experienced farmer living in Central Illinois, who was one of a party of three who made a thorough investigation of Western Canada lands:

Entering the province of Manitoba at Emerson we soon saw evidences of successful prairie farmers in the patches of grain, small herds of cattle, and comfortable houses. Arriving at Winnipeg, we were astonished at the evidences of industry, wealth, civilization, refinement and education we beheld, and we said, surely where a city like this, of 130,000 people can be built from the bare prairie in 25 years from the products of the farm alone, beef and wheat being the chief, surely, this must be a grand place for the farmer, where he receives such generous reward for his toil. One man we met said he had threshed 13,000 bushels of wheat from 640 acres of land. The wheat he sold for 77 cents per bushel. Last year he finished paying for his 640 acres of land, so the 13,000 bushels of wheat are all his own, there being no debts hanging over his head to consume any portion of it, the product of the dairy and poultry-yard having kept up their family expenses. We visited the market-house, and there we saw the finest display of meat and vegetables we ever saw, such onions, cabbage, green corn, cauliflours, potatoes and other things too numerous to mention, and it is only fair to say, by way of explanation, we have, during the past thirty years, visited the market-houses of the larger cities of Ontario, Illinois, Ohio and Michigan, and declare that of Winnipeg was superior to all.

While we were at the stock yards they were sorting 15 cars of cattle that had just been brought from Lethbridge, and take them as a whole, they were the finest lot of cattle we ever saw, varying in age from two to four years, weighing 1,400 to 1,600 pounds, and with their round, smooth bodies and broad deep quarters, were perfect cattle for the butcher's block.

Before leaving for the West, we visited the famous Red River Valley, going forty miles south of Winnipeg to the town of Morris. In this vicinity we saw the finest crops, and we believe, the finest land we ever laid eyes on. It seemed the wheat fields were in some cases twenty miles in extent. After calling on a number of prosperous settlers, we were delighted and surprised to know that their yield of wheat frequently was forty bushels to the acre, and the price for ten years had averaged seventy cents per bushel.

At Moosomin we saw magnificent wheat fields, yielding thirty to forty bushels per acre, and such contented, prosperous people that we thought as we had thought about other places, this must be the finest place in the West, such contentment and neighborly feeling. Young men who came here three, five or nine years ago, some with 25 cents capital, others with little more, and to-day worth \$5,000, \$10,000 and \$15,000 in land, horses, wheat or cash, while others who have been here longer have a correspondingly larger bank account and finer houses. We saw a piece of land that was said to have been cropped eight years without ploughing, and it had a good crop this season, but this is not advised by the best farmers. The intending colonist should take with him all his possessions excepting ploughs and harrows, as these will be of no use when he gets there, and if he has a good strong lumber wagon, take it, but an old one will not bear the loads usually drawn in that country.

WORTHY SUCCESSOR OF THE BUFFALO



Freight Regulations.—A. Carload rates, which within the meaning of this tariff may be made up of the following described property for the benefit of actual settlers, viz: Live stock, any number up to but not exceeding ten (10) head, all told, viz: horses, mules, cattle, calves, sheep, hogs, household goods and personal property (second-hand), wagons or other vehicles for personal use (second-hand), farm machinery, implements and tools (all second-hand), lumber and shingles, which must not exceed 2,000 feet in all or the equivalent therefor, or in lieu of, not in addition to the foregoing and shingles, a portable house, may be shipped, feed grains, small quantity of dress and shirtings, stuff for five months for pet animals, and sufficient feed for the live stock, while en route.

B. Less than carload will be understood to mean only household goods (second-hand), wagons or other vehicles for personal use (second-hand), and second-hand farm machinery, implements and tools. Less than carload lot should be plainly addressed.

C. Merchandise, such as processed provisions, hardware, tools, implements, machinery, vehicles, etc., if new, will not be regarded as settlers' effects, and if shipped will be charged the ordinary regular classified tariff rates.

D. Should the allotted number of live stock be exceeded, the additional animals will be taken at the ordinary classified rates, and above the carload rates for settlers' effects, and the total charge for any such car will not exceed the regular rate for a carload of live stock. (These ordinary tariff rates will be furnished by station agents on application.)

E. Purses.—One man will be passed free in charge of the stock when forming part of carloads to feed master and care for them in transit. Agents will use the usual formal live stock contract.

F. Top Loads.—Settlers are not permitted under any circumstances to load any article on the top of any box car, stock car, or such manner of loading is dangerous and is absolutely forbidden.

G. Carloads will not be subject at any point short of destination for the purpose of unloading part. The entire carload must go through to the station at which originally consigned.

H. Carload Rates.—The rates shown in the column headed "Carloads" apply on any shipment occupying a car and weighing 24,000 pounds (12 tons) or less. If the shipment weighs over 24,000 pounds, the additional weight will be charged for at appropriate rates. Example: 1,500 lbs. per car is equivalent to 25 cents per hundred pounds, of which rate the additional weight would be charged.)

Customs Tariff of Canada

The following is an extract from the customs tariff of Canada, specifying the articles that can be entered free of duty:

Settlers' Effects, viz: Wearing apparel, household furniture, books, implements and tools of trade, occupation or employment, guns, musical instruments, domestic sewing machines, typewriters, live stock, bicycles, carts and other vehicles, and agricultural implements in use by the settler for at least six months before his removal to Canada; not to include machinery or articles imported for use in any manufacturing establishment or for sale, also books, pictures, family plate or furniture, personal effects, and bedclothes left by bequest, provided that any durable articles entered as settlers' effects may not be so entered unless brought with the settler on his first arrival, and shall not be sold or otherwise disposed of without payment of duty, and after twelve months of residence in Canada, provided also that under regulations made by the Comptroller of Customs, live stock, when imported into Manitoba or the Northwest Territories by intending settlers, shall be free until otherwise ordered by the Governor in Council.

Settlers arriving from the United States are allowed to enter duty free stock in the following proportions: One animal of neat stock or horses for each ten acres of land purchased or otherwise secured under homestead entry, up to 160 acres, and one sheep for each acre so secured. Customs duties paid on animals brought in excess of this proportion will be refunded for the number applicable to an additional holding of 160 acres when taken up.

The settler will be required to fill up a form (which will be supplied him by the customs officers on application) giving description, value, etc. of the goods and articles he wishes to be allowed to bring in free of duty.

Plan of a Township

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Each square contains 360 acres, 160 of which are available for settlement.

A section contains 36 acres and is known as a homestead.

Government lands open for settlement (Sections 1 to 36).

Section No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36.

Railway Land for sale (Sections for Construction).—Section No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36.

School Sections.—Section No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36.

Government for school purposes.

Section No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36.

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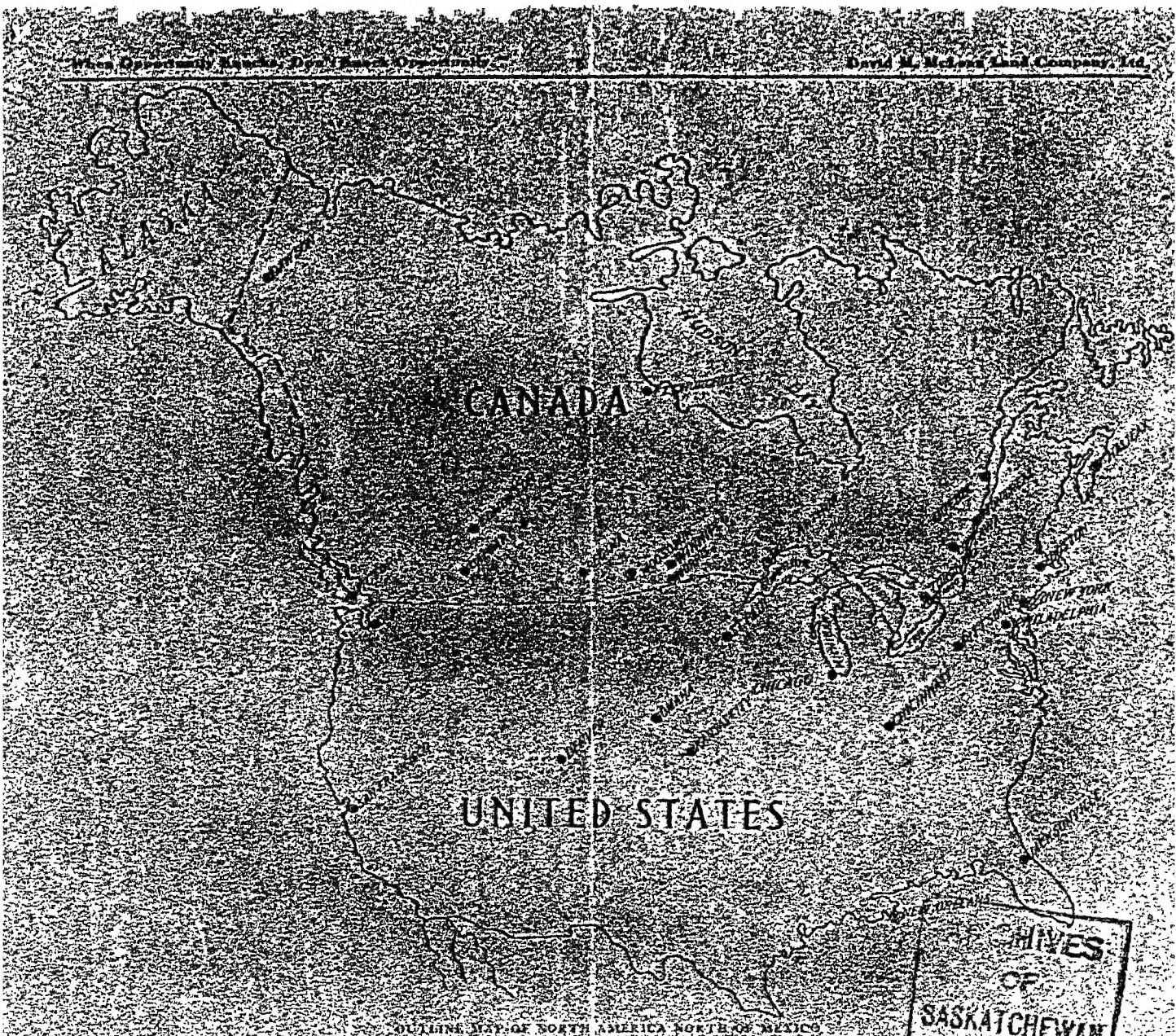
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Look at the Map

THIS OUTLINE MAP SHOWS THE CORRECT LOCATION OF CANADA IN RELATION TO THE UNITED STATES.

WINNIPEG is about the geographical center, and is bound to be one of the largest cities in the world. It is located about on a line with Paris, France. England, Ireland and Scotland are farther north; three-fourths of Germany is farther north; Frankfurt is in the same latitude; seven-eighths of Russia is farther north; St. Petersburg is 600 miles farther north; Norway and Sweden are from 500 to 1,500 miles farther north. Hon. Sir Wilfrid Laurier rightly said: "THE NINETEENTH CENTURY BELONGS TO THE UNITED STATES, BUT THE TWENTIETH CENTURY BELONGS TO CANADA."

David M. McLean Land Company, LTD

153-155 La Salle Street, CHICAGO

BANKERS

National Bank of the Republic, Chicago
Bank of Hamilton, Winnipeg

Members of Chicago Real Estate Board
Winnipeg Real Estate Exchange

SOLICITORS

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